



BONITA LAKES PROPERTY OWNERS ASSOCIATION, INC.

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www.bonitalakes.org

MAECH 2026 BOARD OF DIRECTORS MEETING MINUTES

Date: March 9, 2026

Location: Teleconference via Zoom

Board Members	<u>Name</u>	<u>Title</u>	<u>Present</u>	<u>Absent</u>
	Gary Clinton	President	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Winston Lucky	Vice-President	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Mark Ziemba	Treasurer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Bob Mulindwa	Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Miguel Bustamante	Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Miami Management:	Al Fontana	Property Manager	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Others: Homeowners

Amanda Hart	Arielle Bersten	Charles Ritt Jr
Jackie Costa	Jen Meizoso	John Meizoso
Lauren Herbert	Marcos Cevallos	Marth Martinez
Michelle Bowen	Toni Patti	Will Montero
Yvette Jurado	Richard Arcilla	Victor Colon
Elizabeth Sanchez	Manuel Farinas	Elizabeth Young
Ewie Marais	Hiram Valdes	Yoly Santana
Martha Aguilar	Abel Balaseda	Sandra Otero
Mark Ananth K.	Natalia Ferran	Jaime Ferran
Isidro Escandell	Elizabeth Moralez	Lesline Anglade=Dorleans

Meeting was called to order by Mr. Clinton at 7:07 p.m.

- Mr. Clinton established that enough board members were present to have Quorum for the meeting to proceed.

President's Report

- Mailboxes and fenced damaged on 124th Ave. were repaired and are operational. Waiting for insurance reimbursement in full.
- Club House project is nearing completion.
- 143rd Lane project has encountered some setbacks. Waiting for the natural gas to mark the lines to remove roots to finish the drains.
- Roundabout project has also encountered some setbacks. Engineer will be working on drainage alternatives.
- Pool leak has been resolved, needs testing.

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- Gym Entry system needs to be replaced; two options are available. Bar Code reader and Fobb. Quotes are currently being acquired. Fobb system can be expended to serve the pool gate, pedestrian gates, and tennis courts.
- Metal Roof Options need to be approved across the board to maintain a uniform setting. Equivalent roof colors need to be maintained.

Mr. Clinton made a motion to proceed with the addition of metal roof and composite roof colors. The Motion seconded by Mr. Lucky – All in favor – **Motion Passed.**

- Expert help was requested to implement and establish an Advisory Safety Comity.

Community Input:

- J. Meizoso addressed the design of the project being done before the project started. Mr. Clinton explained that after the project was started as per the design, the field conditions were not as expected. New design to resolve the issue are being provided.
- Pool leak was repaired in December. New leak was found and repaired, awaiting testing.
- Access gate system cannot be repaired due to the fact that parts can no longer be found. Main systems need to be repaired first. New System will keep records of access.
- Survey regarding email notifications has not been received with popular demand, Information request forms were hand delivered and provided with the annual budget information, yet the email portion of the form was left blank.
- Mr. Escandell express concern over the price increase of the new design needed for the roundabout. Mr. Clinton explained that all design changes are currently part of the contractual agreement.
- Concerns about a stolen Jeep was brought forward. Mr. Clinton explained that the Jeep has been recovered. Immediate authorization was given for the community member affected to have access to the community video.
- Concerns regarding the front community gate being maintained open. Mr. Clinton stated that the gate system is currently outdated and it is being redone.
- Concerns regarding the amount of people coming through the door soliciting. Mr. Clinton explained that contractors working in the community with previous access are the solicitors.
- Concerns were raised regarding the conditions of the security cameras. Mr. Clinton stated that the cameras were operational at the time of the incident and the community member had immediate access to the footage.
- Concerns regarding the terms of the board members was addressed. Mr. Clinton stated that annual voting for the board members are held yearly and community members are welcome to participate and vote.
- Ms. Acosta stated that allowing community members to speak will be a proper way to participate in the meeting. Mr. Clinton stated that the meeting will be recorded and if any community member has any concerns to please reach out so their concerns can be addressed.
- Ms. Acosta stated that the age of the community is starting to show and the general concerns are still the same that the community has been bringing forward for the past years.
- Mr. Clinton stated that as a commercial property everything needs to be done up to standards.
- Concern was brought forward regarding the pedestrian access. Approval inconsistencies are being seen through the community. Erosion along the lake banks is being seen. Shoreline stabilization

MEETING MINUTES Continued.

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needs to be inspected. Mr. Clinton explained that water levels are currently low, and the Board will meet to resolve and survey the areas affected. Maintenance needs to be provided.

- Community Member would like for the meetings to be in person instead of by Zoom.
- Community Member expressed concerns regarding the information necessary to support the meeting's agenda. Documentation needs to be provided. Mr. Clinton stated that the President's Report is provided by him as a President. All documentation is available online and in the main office for all community members to review. Community member expressed concerns as of the way that the reports are presented to the community.
- Community Members expressed concern regarding the clarity of the security cameras. Mr. Clinton stated that the camera system will be checked and options will be reviewed.
- Mr. Meizoso asked the residents that the community members need to reduce the speed and follow the signs. Dogs as per state law need to be on a leash. Propping the pedestrian gates open is not helpful to our community. Mr. Clinton stated that the gates will be checked and the rover patrol will check the gates for proper closure.
- Mr. Clinton stated that all projects will continue forward to be completed as quickly as possible.

Adjournment

There being no further business to discuss Mr. Clinton made a motion to adjourn. The Motion seconded by Mr. Lucky – All in favor – **Motion Passed.**

The Meeting was adjourned at 8:13 p.m.